

WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING

August 25, 2008

The Wethersfield Zoning Board of Appeals held a public hearing on August 25, 2008 at 7:00 PM in the Police Department Community Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Thomas J. Vaughan, Jr., Vice Chairman
Bruce T. Bockstael, Clerk
Frank Dellaripa
George McKee
Matthias DeAngelo
Daniel M. Logan, Alternate
Shelia Hennessey, Alternate

ABSENT: Morris R. Borea, Chairman

Also Present: Brian O'Connor, Chief Building Official

Vice Chairman Vaughan, Jr. opened the meeting at 7:00PM. Before the meeting started, the public was welcomed to speak regarding anything except specific cases in the past or on the night's agenda. There was no one present who wished to speak.

APPLICATION NO. 6006-08 Salvatore Sipala seeking a variance to create a 2nd. building lot not having the required frontage and required buildable square at 132 Wolcott Hill Road, east side, C Residence Zone (§3.7).

Attorney Matthew Willis, 148 Eastern Blvd, Glastonbury, CT and Salvatore Sipala, 142 Wolcott Hill Road, Wethersfield, CT appeared before the Board seeking a variance to create a second building lot. Attorney Willis stated that this application needs two variances; he stated that they were before this Board a year ago and have made significant changes to the plans since that time.

Attorney Willis stated that this home was constructed back in the 1800's and was purchased by the Sipala Family in May 1948. He stated that the new lot is almost conforming; he presented photos to the Board of the existing home and its surrounding area. He stated that this new home would keep in harmony with the neighborhood; adding that the hardship for this application is that the existing home was built prior to zoning regulations.

Attorney Willis stated that Parcel A requires a 75' frontage; he stated that they have 72.46' frontage being 2.54' short. He stated that they have a 42.98' buildable square.

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Commissioner Bockstael questioned if the new construction has a garage, and confirmed that the hardship is the age of the existing home and that the structure was built prior to zoning regulations. Attorney Willis stated that the garage is built into the new construction and that he is correct with regards to the hardship.

Commissioner McKee questioned if the garage on the existing home was removed. Attorney Willis stated that on the new plans, which were submitted, the existing garage was removed so as to make the lot more conforming.

Vice Chairman Vaughan, Jr. questioned if he has spoken with his neighbors regarding this variance. Mr. Sipala stated that he is surrounded by the Wethersfield Housing Authority; therefore he has not spoken with his neighbors.

Commissioner Dellaripa questioned if there will be a common driveway. Mr. O'Connor stated that the second driveway will be on Oxford Street.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

There were no further questions or comments from the Board.

APPLICATION NO. 6007-08 Kenneth & Diane Vinci seeking a variance to construct an addition a portion of which will be over the side yard setback at 31 Old Pewter Lane, west side, A Residence Zone (§3.7).

Mr. Don Howe, 25 Meadow Road, Windsor, CT and Kenneth and Diane Vinci, 31 Old Pewter Lane, Wethersfield, CT appeared before the Board seeking a variance to construct an addition.

Mrs. Vinci stated that the hardship for this application is the fact that they are seniors who are redesigning their home for one floor living and feel they need a 2nd garage.

Commissioner Bockstael confirmed that it is just the extra foot that requires the variance. Mr. Howe stated that this was correct. He stated that he has done the design work for the Vinci's and that this extra foot was necessary in order to fit two cars into the garage. Mr. Howe stated that this design has been approved by the Historic District Commission.

Mr. Vinci stated that with cars and SUV's being bigger now this extra room is needed in order to get the car doors open and get in and out comfortably.

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The following audience member wished to speak in favor of this application:

1. Michael Bisi, 25 Old Pewter Lane, Wethersfield, CT – He stated that he is in favor of this application, stating that this is an older home in need of TLC and feels this improvement is very appealing.

There was no one in the audience who wished to speak in opposition to this application.

There were no further questions or comments from the Board.

WETHERSFIELD ZONING BOARD OF APPEALS
Vice Chairman Vaughan, Jr.

Commissioner Bockstael, Clerk

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DECISIONS FROM PUBLIC HEARING

Voting Members: Thomas Vaughan, Jr., Bruce Bockstael, George McKee, Matthias DeAngelo, and Daniel Logan.

APPLICATION NO. 6006-08 Salvatore Sipala seeking a variance to create a 2nd. building lot not having the required frontage and required buildable square at 132 Wolcott Hill Road, east side, C Residence Zone (§3.7).

Upon motion made by Commissioner Bockstael seconded by Commissioner Logan and a poll of the Board it was voted by a vote of 4-1, with Commissioner McKee opposed, that this application **BE APPROVED** as presented.

APPLICATION NO. 6007-08 Kenneth & Diane Vinci seeking a variance to construct an addition a portion of which will be over the side yard setback at 31 Old Pewter Lane, west side, A Residence Zone (§3.7).

Upon motion made by Commissioner McKee seconded by Commissioner Bockstael and a poll of the Board it was unanimously voted that this application **BE APPROVED** as submitted.

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APPROVAL OF MINUTES

Upon motion made by Commissioner Dellaripa, seconded by Commissioner McKee and a poll of the Board it was unanimously voted that the minutes of July 28, 2008 **BE APPROVED.**

ADJOURNMENT

The meeting was adjourned at 7:25 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
VICE CHAIRMAN VAUGHAN, JR.

Commissioner Bockstael, Clerk

I hereby certify that the above is a true copy of the minutes of the Zoning Board of Appeals on

Commissioner Bockstael, Clerk